

ENVIRONMENTAL IMPACT STATEMENT

Prepared for:

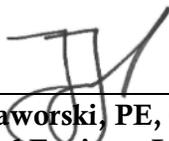
ELITE PROPERTIES AT LONG HILL, LLC

Proposed Residential Development
Block 10801, Lot 3
621 Valley Road (C.R. 512)
Township of Long Hill
Morris County, NJ

Prepared by:



245 Main Street
Suite 110
Chester, NJ 07930
(908) 879-9229



Joseph G. Jaworski, PE, CME, CFM
NJ Professional Engineer License #36618

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I. INTRODUCTION

This report has been prepared to satisfy Long Hill Township Ordinance Section 147.1 Environmental Impact Statement, as required in conjunction with a Preliminary and Final Major Site Plan Application. The report serves to introduce the site development objectives and to characterize and describe the impact the proposed improvements may have on the existing site and the immediate surroundings.

II. GENERAL PROJECT DESCRIPTION

The subject parcel, of approximately 5.07 acres, is located in the Township of Long Hill, Morris County, New Jersey at 621 Valley Road within Multi-Family Residential Zone 4 (R-MF4) zone. Specifically, the parcel is known as Block 10801, Lot 3 on the Township of Long Hill Tax Maps. The site currently consists of undisturbed wooded and open space areas, however, two (2) single family dwelling units previously existed on site and have been removed. The type and species of existing vegetation will be detailed further in this report. The existing conditions of the tract have been verified on the topographic survey by Control Point Associates, Inc. and subsequent field visits by our office.

As per the available digital Geographic Information System (GIS) information obtained from New Jersey Department of Environmental Protection (NJDEP), the subject site is located within a Piedmont Plains Landscape Region, as defined by the State Development and Redevelopment Plan (State Plan). New development or redevelopment should be directed to these areas, and therefore, the site is well suited for the proposed plan.

Under proposed conditions, a portion of the site will be cleared for the construction of a three-story multi-family residential building over parking, including affordable housing units. Additional improvements include associated parking areas, landscaping, lighting, and stormwater management facilities to mitigate the increased stormwater runoff resulting from the additional impervious area and provide water quality and groundwater recharge measures. The proposed development will result in an overall impervious coverage of 56,060 SF (1.29 acres).

An existing 6-inch sanitary sewer main is located within the Valley Road right-of-way. The project will utilize this method of sanitary sewerage disposal by way of a proposed 6-inch diameter PVC lateral, running through the center of the site to which the proposed building will connect. The maximum additional sanitary flow demand generated by the project equals approximately 13,425 gallons per day (GPD) per N.J.A.C. 7:14 A-23.3(a).

Potable water service is located within the Valley Road right-of-way. Additionally, the project proposes to install a new water service connection through the center of the site to the existing 8-inch main within the Valley Road right-of-way.

Solid waste for the proposed pharmacy use will be stored internally to the building and will be disposed of by private contractors as deemed appropriate by the owner/operator of the facility.

III. PHYSICAL CHARACTERISTICS

A. Soils

According to the available digital GIS information contained in the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the entire site is underlain with Biddeford silt loam (BhdAt) with 0-2% slopes and Whippany silt loam (WhpB) with 3-8% slopes, with a very small corner of the site containing Parsippany silt loam (PbpAt) with 0-3% slopes. The BhdAt soils comprise approximately 33% of the site and are in hydrologic Group D. WhpB soils comprise approximately 66% of the site and are in hydrologic Group C. The PbpAt soils comprise less than 1% of the site and are in hydrologic Group D. This is indicated in the attached Soils Map included within the appendix of this report.

Per this initial review, it is anticipated that these on-site soils will not inhibit construction. The site will be susceptible to soil erosion and sedimentation during the construction period due to surface runoff. Pursuant to State law, Soil Erosion and Sediment Control Plans have been prepared by this office on behalf of the applicant and will be submitted to the Morris County Soil Conservation District for review. Therefore, through utilization of standard techniques that have proved effective over time, and submitted for review by the agency having jurisdiction, there will be no significant adverse impact to onsite soils.

B. Topography and Slope

The existing site conditions have been delineated on a topographic survey prepared by Control Point Associates, Inc. The site is generally divided by a ridge line with an approximate elevation of 223 in the central area of the site. To the south of the ridge line, there is a decrease in elevation of approximately 6 feet, with slopes ranging from 1 to 12%. The northern majority of the site is generally flat with slopes ranging from 0 to 7%.

The proposed improvements have been designed to be consistent with the existing grading patterns to the maximum extent possible, to minimize disturbance of the site, to provide adequate cover for proposed utilities, to limit regrading to within the project site and to provide adequate grades along parking and pedestrian traffic

areas. The effective use of natural slopes minimizes soil movement and grading activities. Alteration of the site's topography will be necessary for a properly engineered grading plan.

C. Geology

The project site lies within the New Jersey Piedmont Plains Landscape Region. This province makes up about one-fifth of the land area of New Jersey. In general, the New Jersey Piedmont Plains region is located below the Highlands region and is comprised of northeast-southwest trending broad, low rolling plains which are broken up by consecutive higher ridges. The bedrock in the Piedmont Plains mostly consists of Triassic and Jurassic folded and faulted sedimentary rocks. It is also comprised of Jurassic igneous rocks. There are also some Precambrian metamorphosed rocks in this region. No adverse impacts to the underlying geology of the project site or vicinity are anticipated from construction of the proposed development. No blasting or substantial rock removal is anticipated.

D. Vegetation

The majority of the undeveloped portion of the site consists of mixed wooded and open space areas. There were no threatened or endangered plant species observed on the site.

Because the site does not contain any type of rare, unique or exemplary vegetation communities or individuals, it is anticipated that no adverse impact will result to the vegetation. An extensive landscaping plan is proposed following construction of the site. The proposed project has been designed to minimize impervious cover and minimize disturbance to existing vegetated areas.

E. Wildlife

The subject site is located within the Piedmont Plains Landscape Region and is ranked 5, indicating it is a Federally Listed area. The majority of the wetlands areas on site will not be disturbed as a part of this development, therefore leaving the most environmentally critical portions of the site unchanged. Submission to the NJDEP to ensure that no natural habitats will be detrimentally disturbed will be required.

F. Surface Water

The site is not located within any watershed or sub-watershed. There are no natural watercourses on the site.; however the Passaic river is located approximately 350 feet south of the subject property. The site does not contain an existing basin; however, one underground basin is being proposed for this site.

The proposed grading and drainage scheme intends to maintain existing drainage patterns and match the existing grades to the maximum extent practical. Implementation of a Soil Erosion and Sediment Control Plan will control the majority of erosion. However, it is reasonable to assume that some sedimentation will occur during construction.

The proposed project utilizes structural and non-structural means of stormwater management to address stormwater quality. These measures are designed in accordance with New Jersey stormwater Management rules (N.J.A.C. 7:8) and the New Jersey Stormwater Best Management Practice (BMP) manual. Therefore, the use of proper engineering design and construction techniques should greatly reduce the possibility of any adverse impacts to offsite surface waters.

G. Subsurface Water

There are no public community water supply wells within 500 feet of the site, nor are any community well head protection areas. The project will be serviced by municipal sewer and water. No wells or septic systems are proposed.

H. Public Sewer and Water

Existing sanitary sewer and public water facilities are located within the Valley Road right-of-way. The project is anticipated to generate approximately 13,425 GPD of sanitary sewerage based on projected flow calculations pursuant to N.J.A.C. 7:14A. Sanitary sewer service is provided by the Township of Long Hill, NJPDES Permit No. NJ0024465.

Potable water supply is provided by New Jersey American Water, via an existing 8-inch main located within Valley Road. The project proposes a 4-inch and a 6-inch ductile iron pipes to connect to the existing main and serve as domestic and fire service to the proposed building. The anticipated demand from this project is approximately 10,745 GPD. No adverse impacts to sewer and water facilities are expected as a result of this project.

I. Unique, Scenic, and/or Historic Features

There are no significant unique, historic or scenic features being affected by this application and as such, this office suggests that the improvements will not have an adverse impact. As noted above, the subject site is currently undeveloped. Therefore, proposed improvements will have no detrimental or adverse impacts to any historic site or community open space.

Results from New Jersey and National Registers of Historic Places by Country and Municipality, NJDEP Interactive Mapping, Critical Environmental and Historic Sites, NJDEP GIS Historic Properties, NJDEP GIS Historic Districts, and NJDEP GIS Historic Sites Grid data do indicate the presence of an identified historic archaeological site in the northernmost tip of the property.

IV. UNAVOIDABLE ADVERSE IMPACTS

Under proposed conditions the impervious coverage on-site will increase by approximately 25%. Proposed drainage patterns will match existing and the increase in impervious area will increase site stormwater runoff which will be mitigated by the use of the proposed stormwater management facilities. Soil Erosion and Sediment Control measures will be utilized in accordance with Morris County SCD Requirements to mitigate construction impacts due to sedimentation and siltation. There will be no adverse effects on air or water supplies and any noise disruption will be short lived in nature when compared to the surrounding uses.

As discussed, likely sources of air pollution during construction include increased vehicular traffic (including construction, delivery and worker vehicles), dust generated by grading and other earth moving, and fumes from paving and related activities. These are considered short-term impacts, and are expected to cease upon completion of the construction phase. Upon completion of the project, any long-term impacts to air quality will be associated with the increased traffic associated with the operation of the facility, although this is expected to be extremely minimal.

During construction of the project, minor impacts to water quality can be expected as a result of soil erosion. Although this will be minimized through implementation of a Soil Erosion and Sediment Control Plan, some erosion will likely occur, particularly during periods of heavy precipitation. Additionally, greases, sealants, tars and oils associated with construction vehicles, as well as those associated with building supplies may contribute to water quality degradation during construction.

A short-term increase in noise levels during construction of the project is expected. However, this will be of limited duration and should not be unreasonably objectionable. Post-construction noise levels may increase slightly due to the increase in traffic. Because the site does not contain any valuable plant or wildlife habitats, no adverse impact will result to these resources.

V. ALTERNATIVES

The proposed development has a no-build alternative. The no-build option would result in the continued existence of an undisturbed site that does not serve any notable purpose nor hold any notable natural value for the surrounding community. Furthermore, the site is located within the Multi-Family Residential Zone 4 (R-

MF4) zone. These areas were specifically dedicated to accept appropriate residential developments because of their location and presence of existing infrastructure. As such, it has been deemed to be an area in need of development by the Township, and the proposed development has been designed to align with the intent of the Long Hill Zoning Ordinance. For these reasons, the no-build alternative is not a viable option.

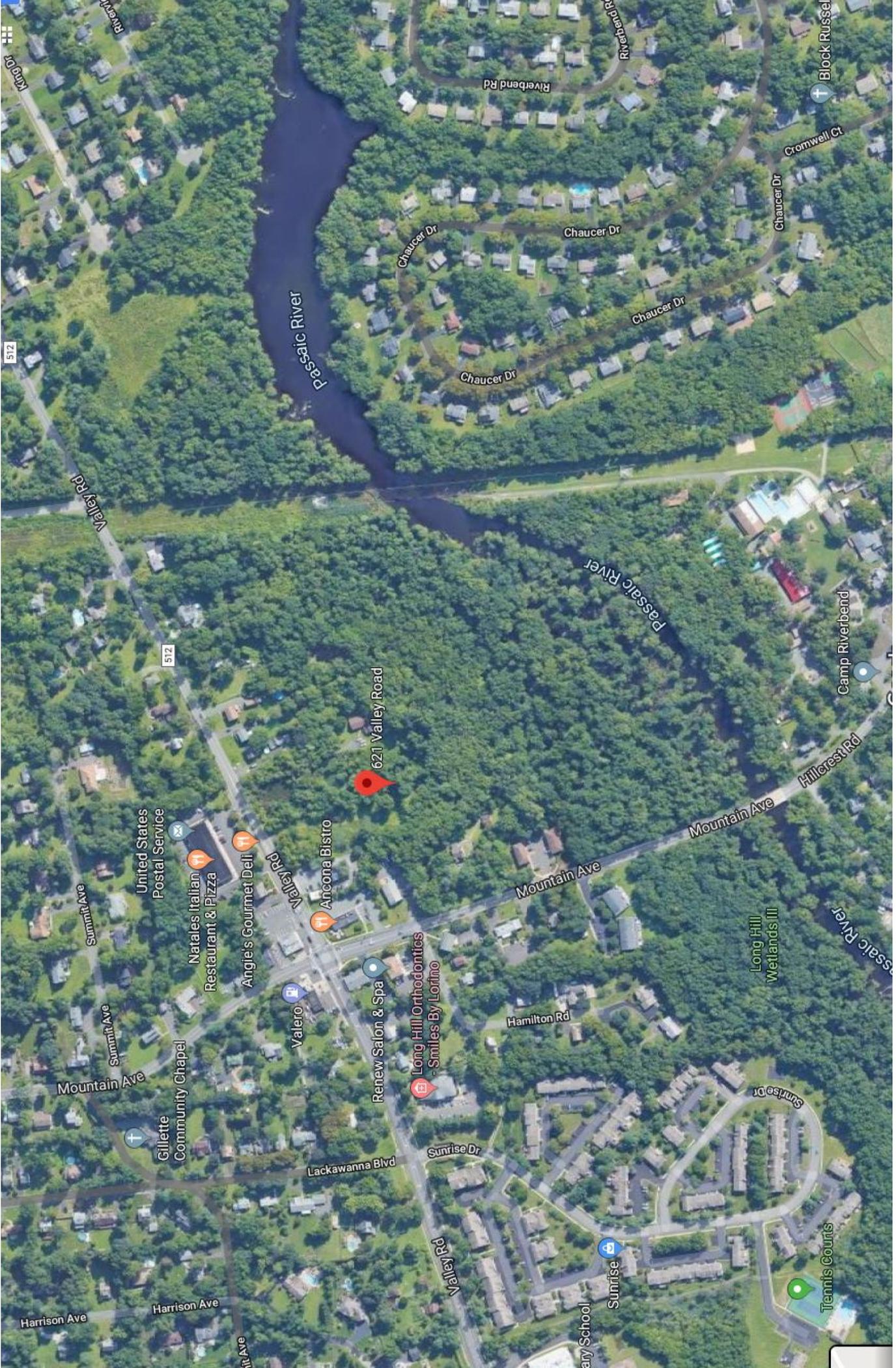
Proposing this project at an alternate site is not feasible from an environmental standpoint as well. Another site location may be less disturbed or completely undisturbed. This would result in new adverse impacts to environmentally sensitive areas that could be avoided by keeping the proposed action on this site.

VI. CONCLUSION

The proposed site has been designed to be beneficial to the surrounding areas. Based on our analysis of the subject site with respect to the various aforementioned environmental factors, the proposal for a multi-family residential building at the subject location does not result in adverse environmental impacts to the subject site or the surrounding neighbors. With respect to aesthetic character, the proposed improvements will be consistent with the adjacent uses in the area and have been designed to meet the intent of the Zoning ordinance. Native landscaping will provide buffering along property lines. It is our opinion that the proposed site improvements will have greater aesthetic value than the existing site conditions.

APPENDIX

AERIAL MAP



621 Valley Road

United States Postal Service

Natales Italian Restaurant & Pizza

Angie's Gourmet Deli

Ancona Bistro

Valero

Renew Salon & Spa

Long Hill Orthodontics - Smiles By Lorino

Gillette Community Chapel

Long Hill Wetlands III

Tennis Courts

Valley Rd

Summit Ave

Mountain Ave

Harrison Ave

Valley Rd

Mountain Ave

Mountain Ave

Hillcrest Rd

Lackawanna Blvd

Sunrise Dr

Valley Rd

Hamilton Rd

Sunrise

Passaic River

Passaic River

Passaic River

King Dr

Riverbend Rd

Riverbend Rd

Riverbend Rd

Chaucer Dr

Chaucer Dr

Chaucer Dr

Chaucer Dr

Chaucer Dr

Cromwell Ct

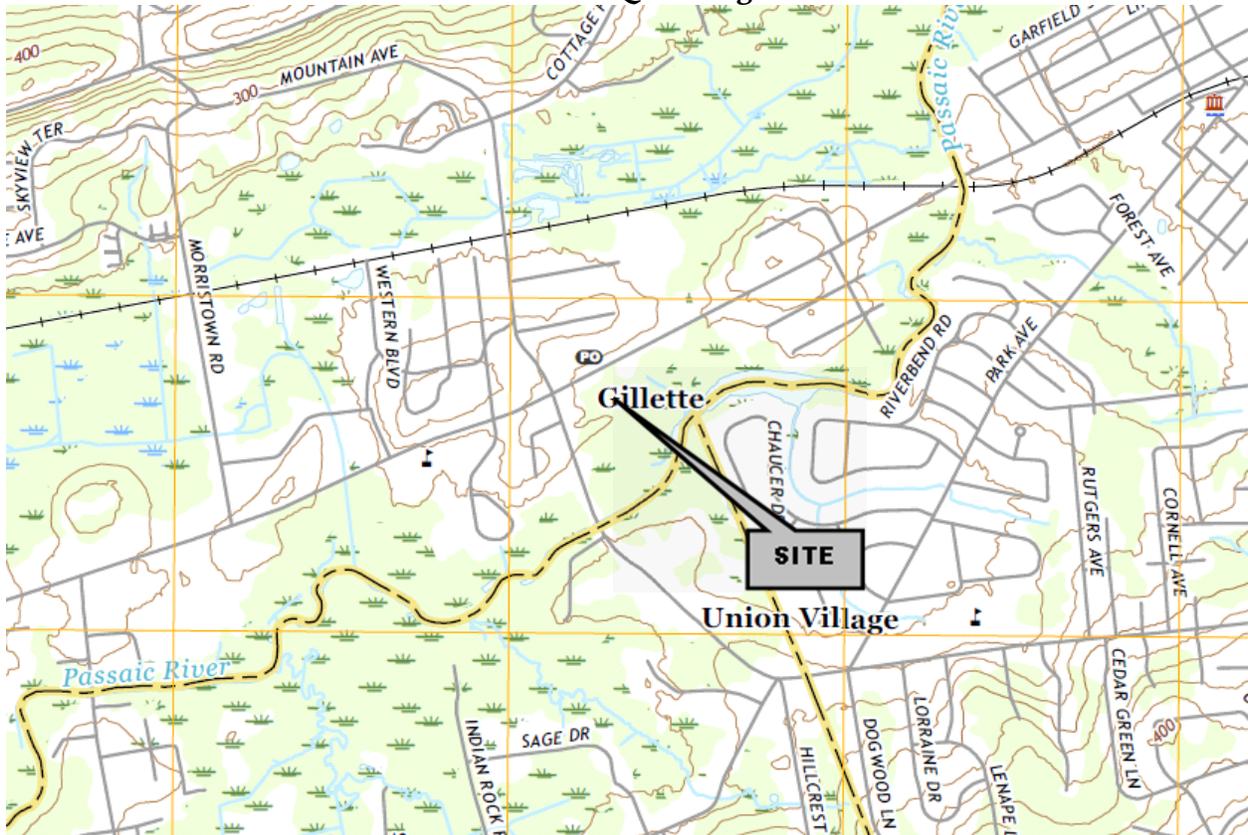
Block Russett

Camp Riverbend

Sunrise Dr

USGS MAP

USGS Map
Chatham Quadrangle



245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229

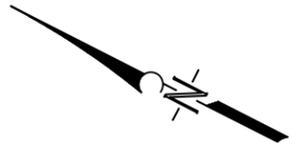
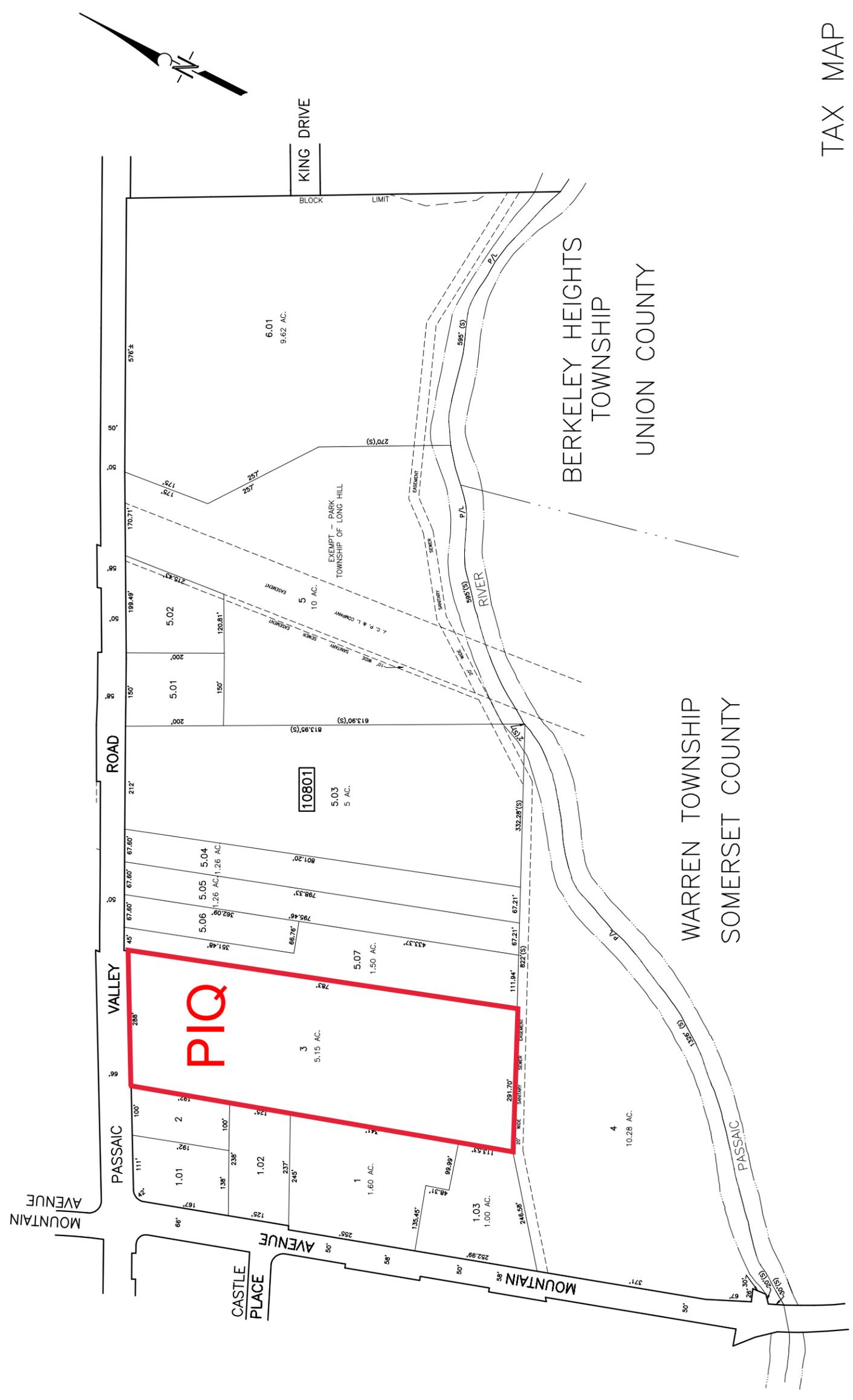
1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198
8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

TAX MAP

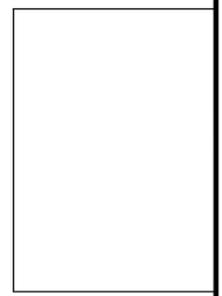
SEE SHEET 10

SEE SHEET 9



SEE SHEET 7

TAX MAP
 TOWNSHIP OF LONG HILL
 MORRIS COUNTY, NEW JERSEY
 SCALE: 1"=100'
 JANUARY, 2001
 GLEN J. LLOYD, P.L.S.
 SCHOOR DEPALMA
 20 WATERVIEW BLVD, 3RD FLOOR, P.O. BOX 5245
 PARSIPPANY, N.J. 07054-0597



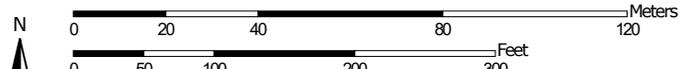
NRCS WEB SOIL SURVEY

Soil Map—Morris County, New Jersey



Soil Map may not be valid at this scale.

Map Scale: 1:1,630 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morris County, New Jersey
 Survey Area Data: Version 14, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2019—Jul 31, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BhdAt	Biddeford silt loam, 0 to 2 percent slopes, frequently flooded	1.7	31.6%
PbpAt	Parsippany silt loam, 0 to 3 percent slopes, frequently flooded	0.7	13.4%
WhpB	Whippany silt loam, 3 to 8 percent slopes	3.0	55.0%
Totals for Area of Interest		5.4	100.0%